



CITY OF NEWPORT BEACH ECONOMIC DEVELOPMENT COMMITTEE

MINUTES 2-18-09

Minutes of the Economic Development Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, February 18, 2009.**

Members Present:

X	Mike Henn, Chairman	X	Sheri Drewry
X	Keith Curry, Council Member	X	Jennifer Gonzalez
X	Steve Rosansky, Council Member	X	John Hyatt
X	Robert Hawkins, Planning Commissioner	X	Lloyd Ikerd
X	Mike McNamara, Vice Chairman	X	Brion Jeannette
A	Fred Ameri	X	Debra Legan
X	Craig Batley	E	Richard Luehrs
E	Seymour Beek	E	Scott Palmer
X	Jeffrey Cole	X	John Robinson
X	Steven Coyne	E	Gregg Schwenk
E	Gary DiSano	X	Gary Sherwin
A	Jim Donnell	E	Gay Wassall-Kelly
X	Kenneth Drellishak		

Staff Representatives:

x	Sharon Wood, Assistant City Manager		
x	Leigh De Santis, Economic Development Administrator		
x	Katie Bowden, Economic Development Coordinator		

Guests Present:

Roy Freeman, Resident	Jessica Quadra, Newport Beach Chamber of Commerce
Philip Bettencourt, Planning Consultant	Rewdy Holstein, Brooks Street
Mike Mohler, Newport Banning Ranch	Marice White, SFPA
Chris A. Clark Sr.	Chris Bunyan, Costa Mesa SRR

Roll Call and Introductions:

Chairman Henn called the meeting to order at 8:02 am and began self introductions of the assembled members, staff and guests.

UPDATES AND ANNOUNCEMENTS

- Mr. Lloyd Ikerd announced that the restoration of the 1951 Ford as a Newport Beach Police car would be completed this week. The vehicle will be presented to the Police Department on March 19 at the Chamber sponsored Police Appreciation Breakfast. The cost of the restoration is \$10,550 and donations are still being accepted.

DISCUSSION ITEMS

1. Minutes of January 21, 2009.

Motion: John Hyatt

Second: Mike McNamara

Vote: Unanimous

2. Presentation on Banning Ranch

Chris Bunyan in Support of Banning Ranch as Open Space

Mr. Bunyan spoke representing the Banning Ranch Conservancy. He showed slides of the upland and lowland areas of Banning Ranch. The Conservancy aspires to purchase Banning Ranch, maintain it as open space and eventually turn it over to the State Parks system as a regional park. They are fund raising and looking for donors to make the acquisition possible. The Conservancy is willing to pay fair market value for the property, but believe the appraisal done at the behest of the City is too high. In addition, the environmental cleanup threshold is lower for park and recreational use than for residential use. See www.savebanningranch.org for more details.

Sharon Wood, Assistant City Manager explained the City's Policy

The adopted General Plan has two options. The preferred option is all open space. If the land cannot be acquired in a reasonable amount of time – which is undefined -- the alternative option is development of a limited number of homes, and commercial space while maintaining a majority of the area as open space/park. Development would be limited to a maximum of 1375 homes, 75,000 sq. ft. of retail space and 75 hotel rooms. Oil rights are owned by a third party, and oil operations would remain no matter how the land is used. Any development would need Coastal Commission approval and they could impose additional limits.

Mike Mohler in Support of Development on part of Banning Ranch

Mr. Mohler spoke representing the owner/developers - a partnership of AERA Energy, Cherokee Investment Partners, and Brooks Street. They believe their proposed development is in keeping with the City's alternative policy. The housing units will cluster away from sensitive environments and back up to the industrial area in abutting Costa Mesa. In addition to property tax revenues, their proposed small hotel would generate TOT revenues. From the revenues of development, they are offering to clean up and consolidate the remaining oil operations, improve the areas to be preserved, and create a link to the Santa Ana River Park. Their application/proposal

for development can be viewed on the City web site. They too disagree with the appraisal, but unlike the Conservancy they believe it is too low.

3. EQAC Representative's Report

The Marina Park draft EIR will be reviewed by EQAC this month. They are also looking forward to a presentation by the Green Building Sub-committee.

ITEMS FOR A FUTURE AGENDA

- Presentation by Gary Sherwin, CVB on a proposal to form a Tourism BID
- Discussion regarding the creation of a Newport Beach Special Event Advisory Committee

PUBLIC COMMENTS

There were none.

ADJOURNMENT

Chairman Henn called for the meeting to be adjourned at 8:50 am.